

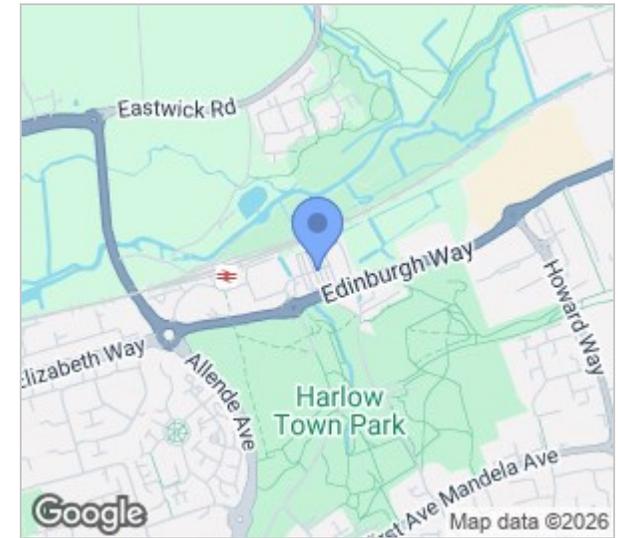


Hepworth House, Harlow, CM20 2UB
£240,000

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Hepworth House, Harlow, CM20 2UB

Located just a stones throw from Harlow Town Train Station and Harlow Town Centre is this immaculately presented, sixth floor apartment with beautiful balcony views over Harlow Town Park. Beautiful communal hallways and a lift lead you to the entrance of property, whilst there is also a second floor roof top garden. Inside the property there is a large, open plan lounge/kitchen/diner with a range of fitted wall and base units and integrated appliances plus a balcony, a double bedroom with fitted wardrobes and a stunning bathroom with a white three piece suite. Hepworth House was built only three years ago just off Edinburgh Way, within walking distance of Harlow Town Centre, Princess Alexandra Hospital and local shops. Lease Remaining: 996 years. Service Charge: £1400 per year. Ground Rent: Zero.



SIXTH FLOOR
519 sq.ft. (48.2 sq.m.) approx.



HHIREYLANDJOHNSON
TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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